

**PLANNING NOTES:**

1.0 SOILS: Subgrade / subsoil to be prepared in accordance with BS 8601 and BS 4428 and graded or rippled to 300mm depth to alleviate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS3882: 2007 Multipurpose Grade with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) to be laboratory tested to BS3882: 2007 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS3882: 2007 specification. Grass areas to be a minimum depth of 150mm, Shrub beds 450mm depth, Standard tree planting areas 750mm and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate proprietary non peat compost to BS1 PAS 100 to 50mm depth evenly worked into soil.

N.B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.

2.0 BUILDING FOUNDATION DESIGN: All landscape proposals are to be referred to by the structural engineer during foundation design.

3.0 PROPOSED PLANTING: Should planting be required outside of the planting season (October - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

4.0 EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until all works are completed. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 B.2.4.

5.0 TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010. Arisings to be removed to a licensed tip.

6.0 TREE PLANTING: All trees to be in accordance with BS 3936 / 4043. Trees to be planted in accordance with BS 4428 and double staked (10-12cm - 14-16cm girth trees) or triple staked (16-18cm - 18-20cm girth trees) and tied in prepared pits. Trees pits in open field / uncompacted ground conditions to be 1000 x 1000 x 750mm backfilled with topsoil mixed with 40L of tree planting compost ensuring tree pits are a minimum of 75mm deeper and 150mm wider than the tree roots. Base of pits to be broken up to a depth of 150mm. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to be planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Ornamental' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

In confined urban areas i.e car parks & housing estates, tree pits are to be excavated to achieve 5m3 of growing area within pits approximately 2.5m x 2.5m x 1m depth backfilled with topsoil mixed with 160L of tree planting compost. Where groups of trees or avenues are planted the pits are to be combined to achieve the required growing area. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.

Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii are illustrated as a guide only; based on an assumed medium soil type and minimum foundation depths and should not be relied upon for construction purposes. In locations close to footpaths and near rear roads root barriers Greenleaf, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier Greenleaf, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

7.0 SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Nursery stock supplier to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Ornamental' Bark Mulch (or similar approved by the landscape architect) and kept weed free.

8.0 CLIMBING PLANTS: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS4428. For non self supporting plants heavy duty fan timber trellis 1.8m x 900mm is to be installed. All plants to have a minimum of three breaks. Well water plants immediately after planting and prior to spreading of mulch.

9.0 HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.

10.0 FORESTRY PLANTING: plants to be in accordance with BS 3936 and planted in accordance with BS4428, subgrade to be cross ripped at 1.2m intervals prior to planting to alleviate compaction. Transplants to be planted at 1 metre centres (or as scheduled) in random groupings of 10-15 shrub species and 5-7 tree species. Transplants to be root dipped with Alginate prior to planting. Planted areas to be kept weed free and protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stakes.

11.0 TURFING: Grass turf areas to be Tillers 'Arena' or similar approved cultivated turf, laid in accordance with BS4428. Topsoil to be rotavated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.

12.0 SEEDING: grass areas to be seeded in accordance with BS 4428 during March, April or September. Topsoil to be rotavated and levelled as required and any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing. Seed to be Germinall Seeds mix A19 'All Purpose Landscaping' sown at 35g/m2, including:

- 30% CORAIL (Slender Creeping Red Fescue)
- 25% RAISA (Chewings Fescue)
- 20% ABERELP (Perennial Ryegrass)
- 20% CADX (Perennial Ryegrass)
- 5% HIGHLAND (Browtop Bent)

13.0 WILDFLOWER SEEDING: grass areas to be seeded in accordance with BS 4428 during March, April or September. Unimproved topsoil to be imported, rotavated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be Germinall Seeds mix WF64 'Neutral Solis' sown at 5.0 g/m².

14.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:

- a) Eradicate weeds by hand or chemical means.
- b) Cut out dead or / and damaged stock or branches, prune as required.
- c) Ensure all shrubs and trees are firmed in, securely staked and tied.
- d) Collect litter, sweep and tidy site.
- e) Apply suitable pesticides, fungicides, fertilisers and water as required.
- f) Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas).
- g) All hedges to plot footings to be maintained at a max height of 1.0m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highways design guidelines.

15.0 WATERING: all plant material to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology. All plant beds to be watered to ensure soil is consistently moist to promote successful establishment.

The Landscape Contractor is to provide details of proposed watering regime prior to commencement of planting works, considering as necessary the soil quality, underlying geology and anticipated weather conditions. As a guide only it is suggested that during hot, dry periods, plants are to be watered every six to ten days.

For individual trees it is suggested that 18 watering visits per year are carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball, in accordance with Local Authority recommendations.

**TREE WORKS:**

Prior to any construction works

As discussed and agreed Telford Town Council's Trees and Woodlands Officer:

1. **Housing Zone Area - Fell edge of development screen trees & trees leaning into site and as part of woodland management, prune all branches back where necessary.**
2. **Beyond Housing Zone for access for future acoustic sound proofing fencing - Target prune back to fencing line all overhanging trees and vegetation.**
3. **The Knoll Road Side - Fell all trees and hedging for new site access and visibility, fell two dead trees as part of work zone**

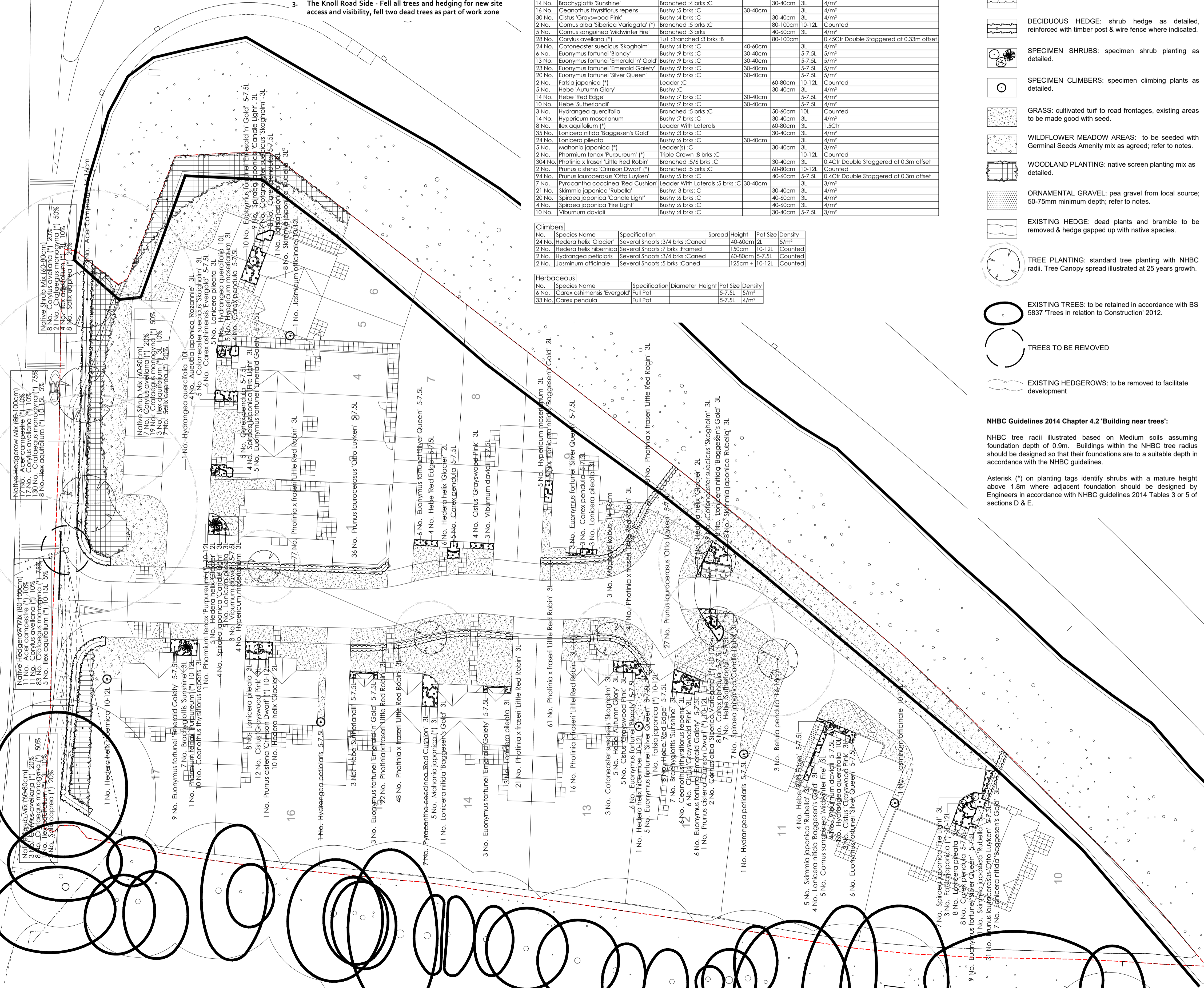
**Plant Schedule**

Trees	Species Name	Specification	Girth	Height	Density
3 No.	Acer campestre	Extra Heavy Standard Clear Stem 175-200.5 brks :3x :R8	14-16cm	425-600cm	Counted
28 No.	Acer campestre (*)	Transplant :11 or 171 :B		80-100cm	0.45Cr Double Staggered at 0.33m offset
3 No.	Betula pendula	Extra Heavy Standard 5 brks :3x :R8	14-16cm	425-600cm	Counted
18 No.	Corylus avellana (*)	Branches: 1+2 :3 brks :R8		60-80cm	1.5Cr
48 No.	Crataegus monogyna (*)	1+1 :Transplant :B		40-60cm	1.5Cr
213 No.	Crataegus monogyna (*)	1+1 :Transplant :B		80-100cm	0.45Cr Double Staggered at 0.33m offset
13 No.	Ilex aquifolium (*)	Leader and laterals :C		100-125cm	0.45Cr Double Staggered at 0.33m offset
13 No.	Magnolia kobus	Extra Heavy Standard 5 brks :3x :R8	14-16cm	425-600cm	Counted
18 No.	Salix caprea (*)	0/1 : Branched: 2 brks :B		60-80cm	1.5Cr

Shrubs	Species Name	Specification	Diameter	Height	Pot Size	Density
4 No.	Aucuba japonica 'Rozanne'	Bushy :3 brks :C		30-40cm	3L	3/m²
14 No.	Brachyglottis 'Sunshine'	Branched :4 brks :C		30-40cm	3L	4/m²
16 No.	Ceanothus thyrsiflorus repens	Bushy :5 brks :C	30-40cm		3L	4/m²
30 No.	Cistus 'Grayswood Pink'	Bushy :4 brks :C		30-40cm	3L	4/m²
2 No.	Cornus alba 'Siberica Variegata' (*)	Branched :3 brks :C		80-100cm	10-12L	Counted
5 No.	Cornus sanguinea 'Midwinter Fire'	Branched :3 brks		40-60cm	3L	4/m²
28 No.	Corylus avellana (*)	1+1 : Branched :3 brks :B		80-100cm		0.45Cr Double Staggered at 0.33m offset
24 No.	Cotoneaster suecicus 'Skoghalm'	Bushy :4 brks :C		40-60cm	3L	4/m²
6 No.	Euonymus fortunei 'Blondy'	Bushy :9 brks :C	30-40cm		5-7.5L	5/m²
13 No.	Euonymus fortunei 'Emerald n' Gold'	Bushy :9 brks :C	30-40cm		5-7.5L	5/m²
23 No.	Euonymus fortunei 'Emerald Galaxy'	Bushy :9 brks :C	30-40cm		5-7.5L	5/m²
20 No.	Euonymus fortunei 'Silver Queen'	Bushy :9 brks :C	30-40cm		5-7.5L	5/m²
2 No.	Fatsia japonica (*)	Leader :C		60-80cm	10-12L	Counted
5 No.	Hebe 'Autumn Glory'	Bushy :C	30-40cm		3L	4/m²
14 No.	Hebe 'Red Edge'	Bushy :7 brks :C	30-40cm		5-7.5L	4/m²
10 No.	Hebe 'Sutherlandii'	Bushy :7 brks :C	30-40cm		5-7.5L	4/m²
3 No.	Hydrangea quercifolia	Branched :5 brks :C		50-60cm	10L	Counted
14 No.	Hypericum moserianum	Bushy :7 brks :C	30-40cm		3L	4/m²
8 No.	Ilex aquifolium (*)	Leader With Laterals		60-80cm	3L	1.5Cr
35 No.	Lonicera nitida 'Baggesen's Gold'	Bushy :3 brks :C	30-40cm		3L	4/m²
24 No.	Lonicera pileata	Bushy :4 brks :C	30-40cm		3L	4/m²
5 No.	Mahonia japonica (*)	Leader(s) :C		30-40cm	3L	3/m²
2 No.	Phomium tenax 'Purpleum' (*)	Triple Crown :8 brks :C		10-12L	Counted	
304 No.	Phloxia x fraseri 'Little Red Robin'	Branched :5/6 brks :C		30-40cm	3L	0.4Cr Double Staggered at 0.3m offset
2 No.	Prunus cistena 'Clifton Dwarf' (*)	Branched :5 brks :C		60-80cm	10-12L	Counted
9 No.	Prunus laurocerasus 'Otto Luyken'	Bushy :3 brks :C		40-60cm	5-7.5L	0.4Cr Double Staggered at 0.3m offset
7 No.	Pyracantha coccinea 'Red Cushion'	Leader With Laterals :5 brks :C	30-40cm		3L	3/m²
21 No.	Skimmia japonica 'Rubella'	Bushy :3 brks :C		60-80cm	3L	4/m²
20 No.	Spiraea japonica 'Candle Light'	Bushy :6 brks :C		40-60cm	3L	4/m²
4 No.	Spiraea japonica 'Fire Light'	Bushy :8 brks :C		40-60cm	3L	4/m²
10 No.	Viburnum davidii	Bushy :4 brks :C		30-40cm	5-7.5L	3/m²

Climbers	Species Name	Specification	Spread	Height	Pot Size	Density
24 No.	Hedera helix 'Glacier'	Several Shoots :3/4 brks :Caned		40-60cm	2L	5/m²
2 No.	Hedera helix 'Hibernica'	Several Shoots :7 brks :Framed		150cm	10-12L	Counted
2 No.	Hydrangea petiolaris	Several Shoots :3/4 brks :Caned		60-80cm	5-7.5L	Counted
2 No.	Jasminum officinale	Several Shoots :5 brks :Caned	125cm +	10-12L	Counted	

Herbaceous	Species Name	Specification	Diameter	Height	Pot Size	Density
4 No.	Carex oshimensis 'Evergold'	Full Pot		5-7.5L	5/m²	
33 No.	Carex pendula	Full Pot		5-7.5L	4/m²	



**LEGEND: SOFT LANDSCAPING**

- GROUND COVER: deciduous shrub ground cover planting with specimen shrubs.
- GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
- GROUND COVER: ornamental grass ground cover planting as detailed.
- HEDGE: evergreen shrub hedge as detailed.
- DECIDUOUS HEDGE: shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
- SPECIMEN SHRUBS: specimen shrub planting as detailed.
- SPECIMEN CLIMBERS: specimen climbing plants as detailed.
- GRASS: cultivated turf to road frontages, existing areas to be made good with seed.
- WILDFLOWER MEADOW AREAS: to be seeded with Germinall Seeds Amenity mix as agreed; refer to notes.
- WOODLAND PLANTING: native screen planting mix as detailed.
- ORNAMENTAL GRAVEL: pea gravel from local source; 50-75mm minimum depth; refer to notes.
- EXISTING HEDGE: dead plants and bramble to be removed & hedge gapped up with native species.
- TREE PLANTING: standard tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth.
- EXISTING TREES: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.
- TREES TO BE REMOVED
- EXISTING HEDGEROWS: to be removed to facilitate development

**NHBC Guidelines 2014 Chapter 4.2 'Building near trees':**

NHBC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHBC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHBC guidelines.

Asterisk (\*) on planting tags identify shrubs with a mature height above 1.8m where adjacent foundation should be designed by Engineers in accordance with NHBC guidelines 2014 Tables 3 or 5 of sections D & E.

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rev	date:	amendments:	alt:
A	06.10.2016	to co-ord with revised layout plan	DP



**client:**  
Cameron Homes Ltd

**project:**  
The Knoll Church Aston

**title:**  
Detailed Landscape Proposals

**status:**  
PLANNING

<b>date:</b> July 2016	<b>drawn:</b> DP	<b>number:</b> 16-004-03
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**Landscape Institute**  
Registered practice

Bea Landscape Design Ltd  
132A The Woodlands, Compton Road, Wolverhampton, WV3 9QB  
T: 01902 424 930 / 01902 425 001  
E: info@bealandscape.co.uk  
W: www.bealandscape.co.uk